

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** 3005 Osceola Road – Rami Nassim, applicant; Request for a special exception for the five year placement of a mobile home in the A-5 (Rural Zoning) district.

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7344

**Agenda Date** 5/19/08 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a special exception for the five year placement of a mobile home in the A-5 (Rural Zoning) district; or
2. **Approve** the request for a special exception for the five year placement of a mobile home in the A-5 (Rural Zoning) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	<p><b>Applicant:</b> Rami Nassim</p> <p><b>Location:</b> 3005 Osceola Road</p> <p><b>Zoning:</b> A-5 (Agriculture)</p>
<b>BACKGROUND / REQUEST</b>	<p>The applicant is requesting the five year placement of a 1984 double wide mobile to replace an existing expired mobile home where mobile homes are allowed only by special exception. The applicant wishes to construct a conventional single family home in five years but would like to reside in the 1984 mobile home until that time.</p> <p>The applicant requested the permanent placement of the 1984 mobile home last month but wanted address the concerns of the Board of Adjustment by modifying his request.</p>

**Reviewed by:**  
**Co Atty:** \_\_\_\_\_  
**Pln Mgr:** \_\_\_\_\_

<b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b>	<p>The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions that it is specifically authorized to pass under the terms of the land development code upon determination the use requested:</p> <p><b><u>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</u></b></p> <p>Available records indicate that the surrounding parcels along Osceola Road have a mixture of conventional homes, vacant large parcels and mobile homes.</p> <p><b><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:</u></b></p> <p>Since the proposed use is a single-family unit that would not be highly intensive in nature, staff does not believe it would adversely impact adjoining transportation facilities.</p> <p><b><u>Is consistent with the Seminole County Vision 2020 comprehensive plan:</u></b></p> <p>The request would be consistent with the trend of low-density single-family land use, established in this area.</p> <p><b><u>Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:</u></b></p> <p>The subject property meets the minimum dimensional requirements of the A-5 zoning classification.</p> <p><b><u>Will not adversely affect the public interest:</u></b></p> <p>The surrounding neighborhood historically has consisted of single family homes, mobile homes, agricultural uses, and vacant land. The current trend of development along Osceola Road is single-family residential with a several new houses built since 2000. The remaining mobile homes in the area received temporary approval from the Board of Adjustment although most approvals have expired.</p>
<b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION</b>	<p>The BOA may permit any use allowed by special exception in the A-5 (Rural Zoning District) upon making findings of fact, in addition to those required by section 30.43(b)(2) of the land</p>

<b>IN THE A-5 (RURAL ZONING DISTRICT); LDC SECTION 30.104(a)</b>	<p>development code, that the use:</p> <p><b><u>Is consistent with the general zoning plan of the A-5 (Rural Zoning District):</u></b></p> <p>The proposed use is allowed only by special exception in the A-5 district. The proposed mobile home would be required to comply with the siting standards enumerated in section 30.1401 of the land development code, which are intended to minimize potential incompatibility with nearby conventional single-family homes as follows:</p> <ul style="list-style-type: none"><li>○ The mobile home shall have safe and convenient vehicular access.</li><li>○ The mobile home shall be required to conform to applicable codes, which include standards for installation, anchoring, utility accessibility, and skirting.</li></ul> <p><b><u>Is not highly intensive in nature:</u></b></p> <p>The request is not highly intensive in nature, as the proposed mobile home would only be permitted for single-family occupancy.</p> <p><b><u>Has access to an adequate level of urban services such as sewer, water, police, schools and related services:</u></b></p> <p>The subject property is served by on-site septic and well systems. Other county services, including schools and emergency services, are also available to the site.</p>
<b>MOBILE HOME AS A SPECIAL EXCEPTION IN THE A-5; LDC SECTION 30.103</b>	<p>A mobile home may be permitted as a special exception on a lot or parcel of record in the A-5 (Rural Zoning District), subject to the previously referenced mobile home siting standards in section 30.1401 of the Land Development Code.</p>
<b>STAFF RECOMMENDATION:</b>	<p>Staff does not have the authority to recommend time limits on mobile homes but the Board of Adjustment may prescribe reasonable time limits on special exceptions and/or mobile home requests (LDC Sec. 30.43 (4)). Permanent placement of a 1984 double wide mobile home in an area that is transitioning to single family is not in keeping with the policies established by the Board.</p> <p>Based upon the trend of development in the surrounding area staff would consider the permanent placement of a new</p>

	<p>mobile home that met "conventional home" design standards or the placing of a 1984 double wide mobile home as a temporary placement while the area is in transition.</p> <p>If the Board chooses to grant the Special Exception staff recommends the following conditions:</p> <ul style="list-style-type: none"><li>• Only one (1) single-family mobile home unit shall occupy the site, as shown on the proposed site plan;</li><li>• The mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting.</li><li>• The mobile home shall have shingled roof, vinyl siding, skirting and other "conventional home" design conditions deemed appropriate by the Board of Adjustment.</li></ul>
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**INDEX OF ATTACHMENTS**

*Items that are checked are included in the packet*

- ☒ Staff Report
- ☒ Application
- ☐ Applicant statement of request
- ☒ Proposed Site Plan
- ☒ Location map
- ☒ Property Appraiser data sheet
- ☐ PUD Commitment Card, *if applicable*

**Support information:**

- ☐ Proposed elevation drawings, renderings, floor plans, etc
- ☐ Aerials, *if warranted*
- ☐ Plat, *if warranted*
- ☐ Code Enforcement information
- ☐ Building Permit information
- ☐ Correspondence
- ☐ Authorization letter
- ☐ Supporting documentation
- ☐ Letters of support
- ☐ HOA approval letter
- ☐ Pictures provided by applicant
- ☐ Other miscellaneous documents
  
- ☐ Proposed Development Order

Fee: \$185.00 or \$73.00 for renewal of temporary mobile home

Application # BM2008-06  
Meeting Date 5/19/08

**COPY**



**MOBILE HOME APPLICATION**  
**SEMINOLE COUNTY PLANNING DIVISION**  
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Rami Nassim

Address: P.O. Box 1009

City: Geneva Zip code: 32732

Project Address: 3005 Osceola Road

City: Geneva Zip code: 32732

Contact number(s): 321-765-4305

Email address: \_\_\_\_\_

**What is this request for?**

- ☐ New mobile home  
☒ Replacement mobile home  
☐ Renewal of an expired existing mobile home  
☐ Temporary mobile home or recreational vehicle while a house is under construction  
☐ Placement of a mobile home for a medical hardship  
☐ Night watchman mobile home

Is the property available for inspection without an appointment? ☒ Yes ☐ No

What is year of the mobile home? 1984 \* What is the size of the mobile home? 24 x 48

*New or re-sited mobile homes must meet the requirements of the State of Florida Division of Motor Vehicles at time of permitting through the Seminole County Building Division..*

How long do you need it? Permanent placement ☐ Yes ☒ No, limited placement for 5 years  
*In order to construct a home*

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Mobile Home application and submittal checklist are provided to the Planning Division.

Signed: \_\_\_\_\_

**FOR OFFICE USE ONLY**

Date Submitted: 5-1-08

Reviewed By: K. Jael

Tax parcel number: 06-20-32-300-0060-0002 Zoning/FLU A5/R-5

☐ Medical hardship: Recent doctor letter submitted: ☐ Yes ☐ No

☐ Legally created parcel (1971 tax roll, 5-acre dev, lot split) ☐ Platted Lot (check easements on lots / in dedication/notes)

☐ Lot size \_\_\_\_\_ ☐ Meets minimum size and width

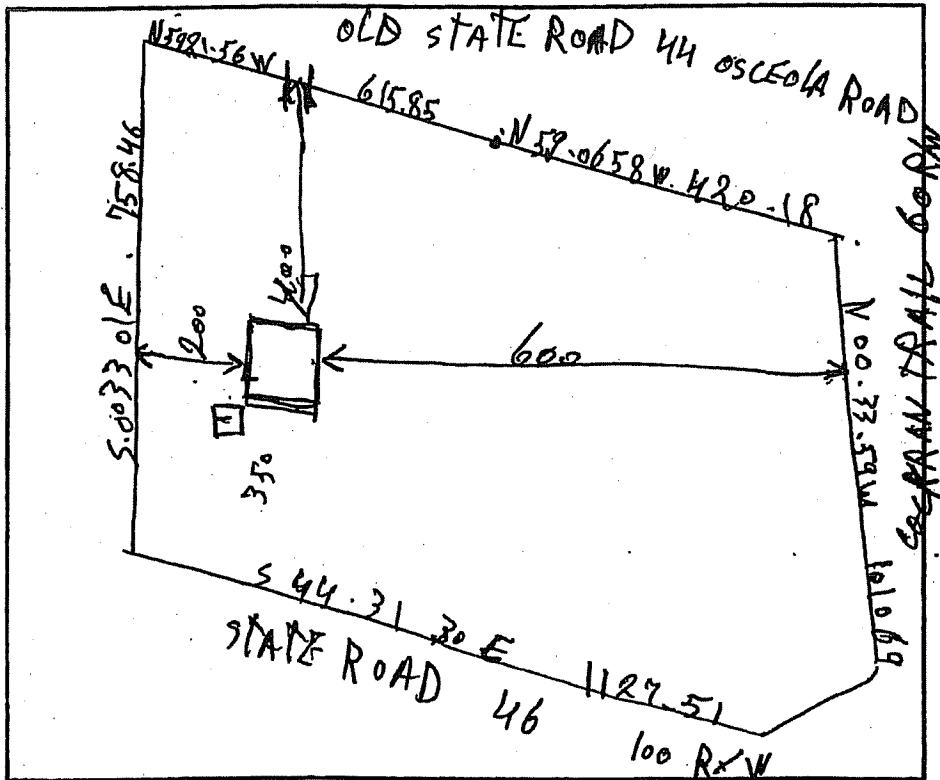
☐ Past approval # \_\_\_\_\_ ☐ Application and checklist complete

Notes: \_\_\_\_\_

### SITE PLAN

A site plan must be submitted along with any application for building permit or application for special exception or variance to the Board of Adjustment. This form may be utilized for any single family construction, either conventional or mobile home. The following items must be indicated:

1. Dimensions of lot or parcel.
2. Name of abutting street or road.
3. Proposed location of home, accessory building or mobile home; showing setbacks to all property lines.
4. Any existing structures on property.
5. If any trees are to be removed, show location, size and type.
6. Any easements on property.



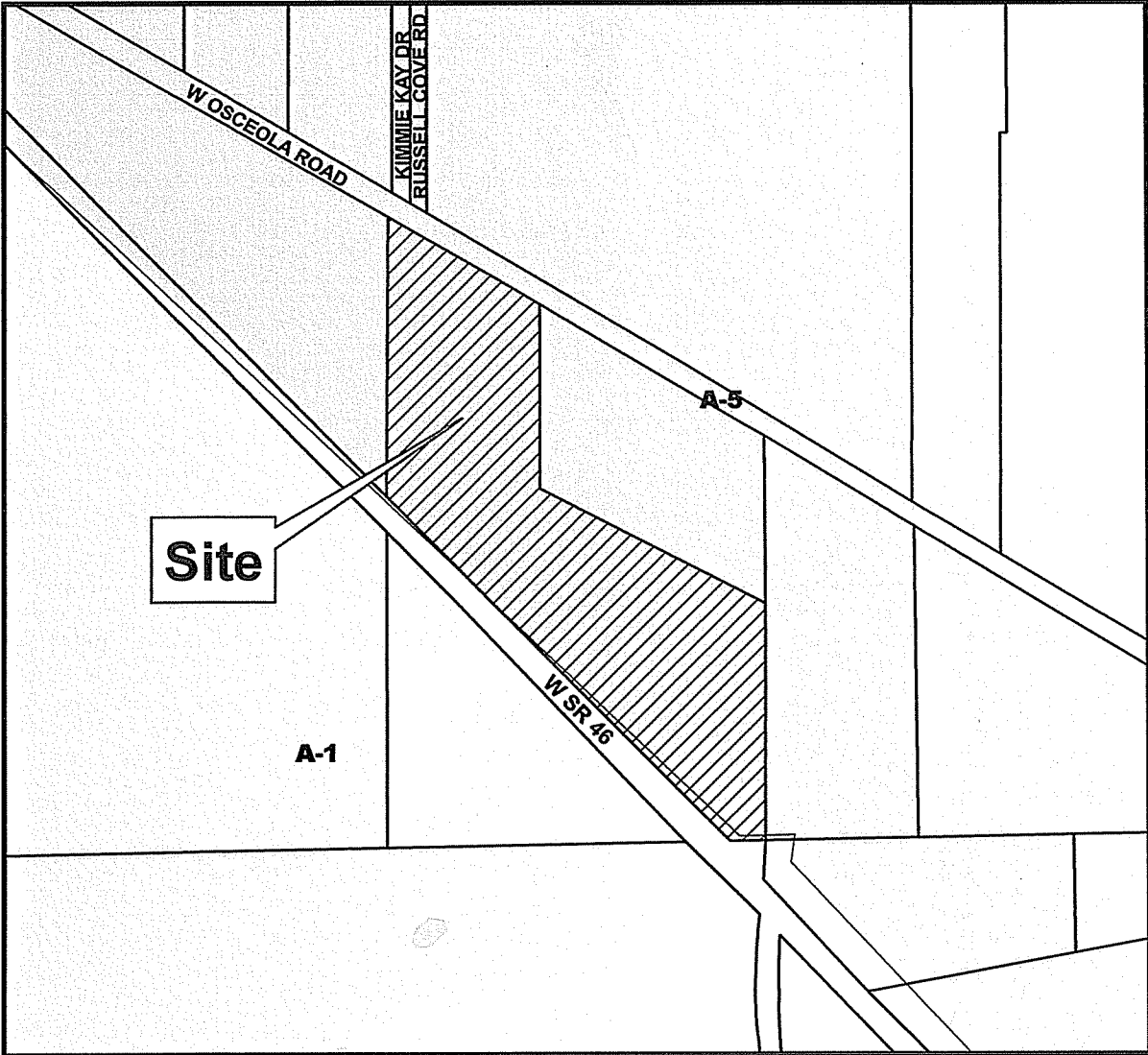
3-7-97

Date

IBRAHIM NASSIM

Applicant

Rami Nassim  
3005 Osceola Road  
Geneva, Florida 32732

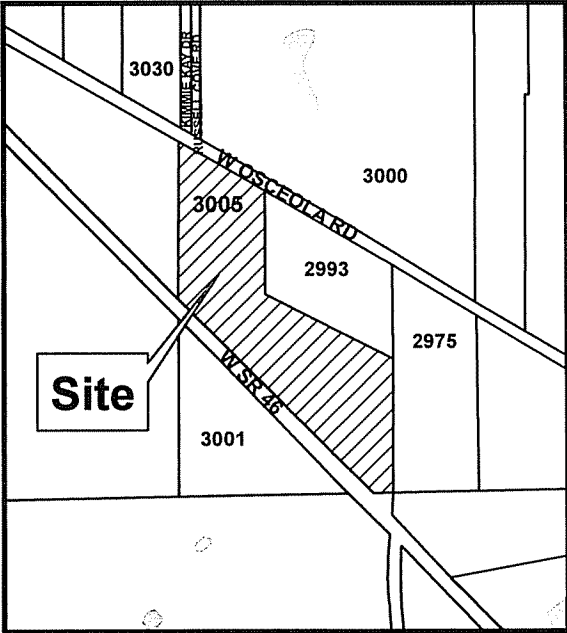


Seminole County Board of Adjustment  
May 19, 2008  
Case: BM2008-06 (Map 3055, Grid E5)  
Parcel No: 06-20-32-300-0060-0000

**Zoning**

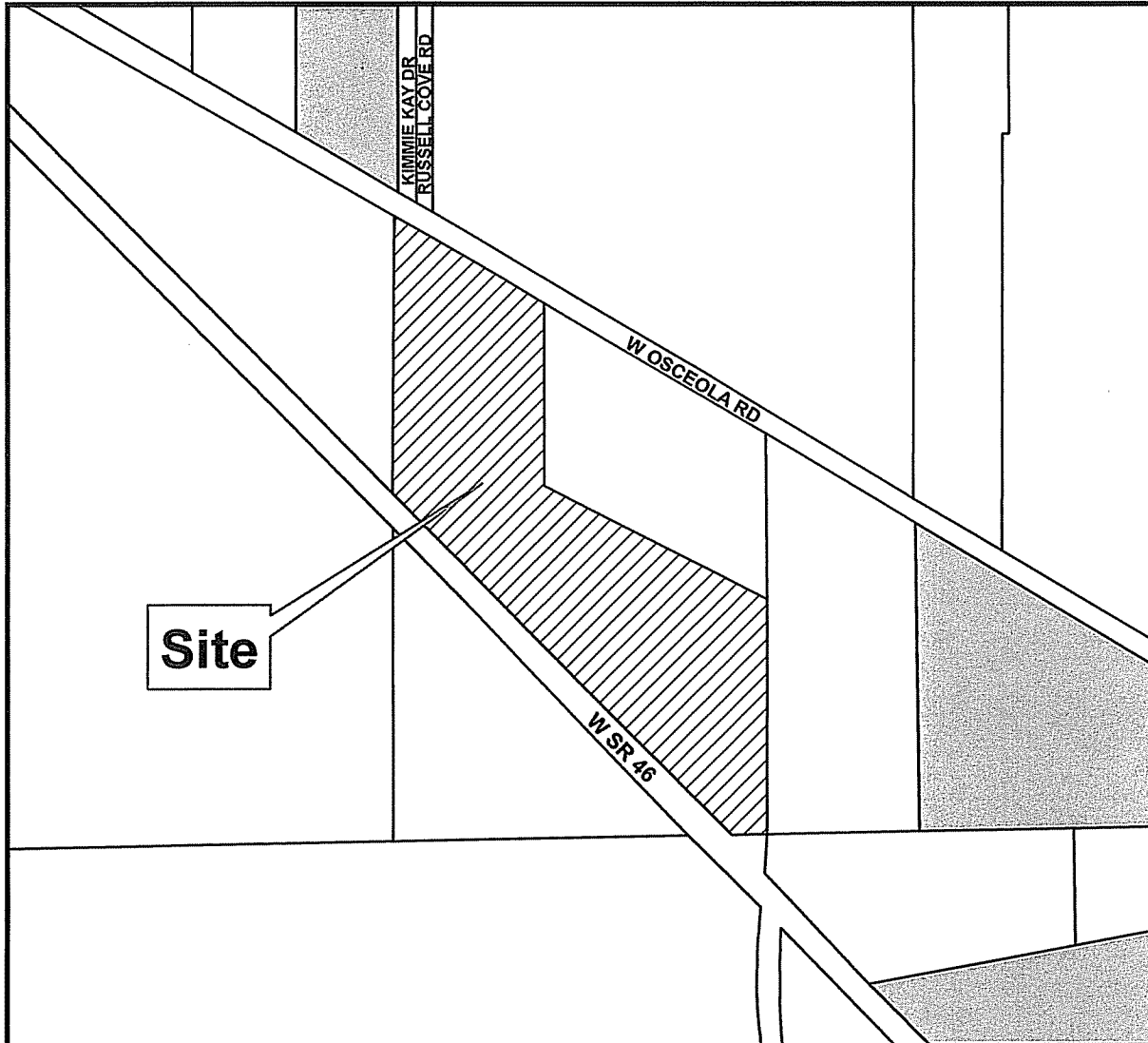
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- A-1
- A-5

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





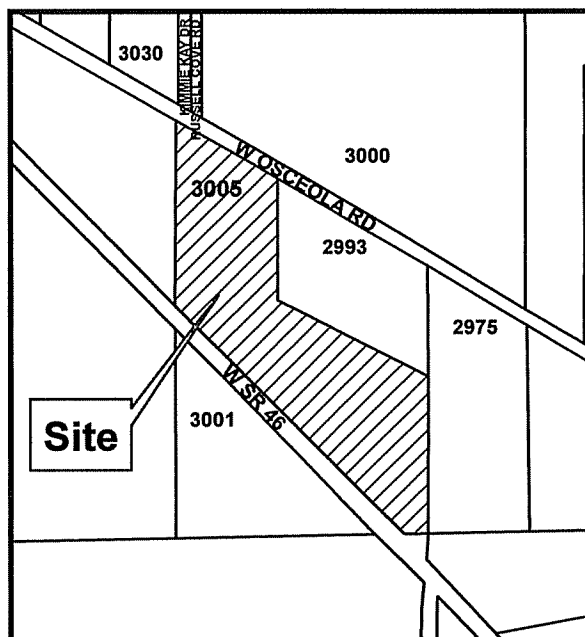
Rami Nassim  
3005 Osceola Road  
Geneva, Florida 32732



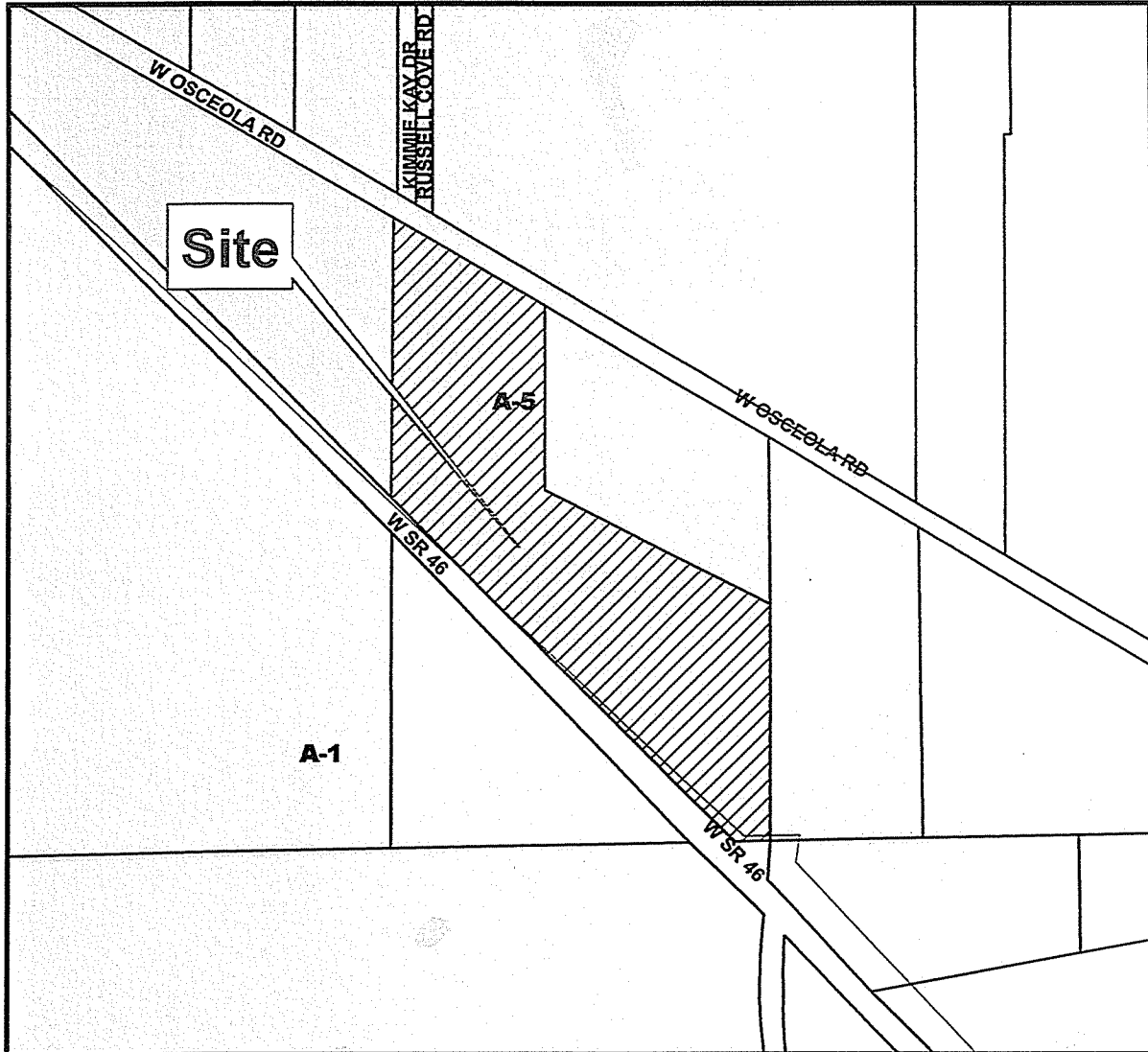
Seminole County Board of Adjustment  
May 19, 2008  
Case: BM2008-06mh (Map 3055, Grid E5)  
Parcel No: 06-20-32-300-0060-0000

**Zoning**

-  BM2008-06mh
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home






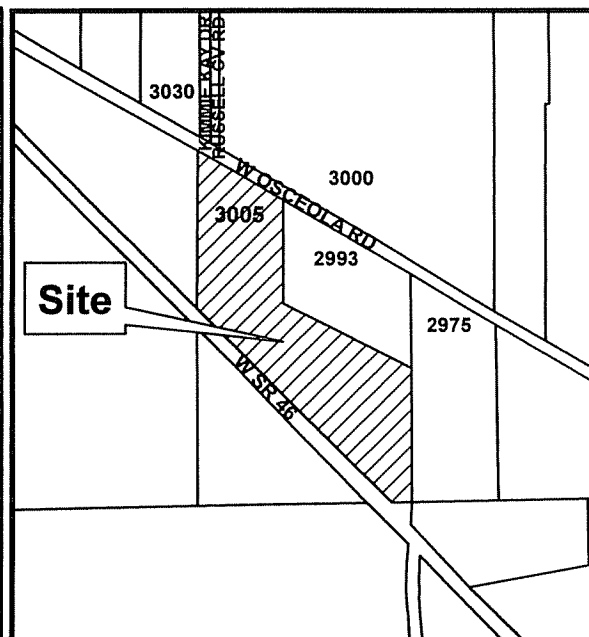
Ibrahim Nassim  
3005 Osceola Road  
Geneva, Florida 32732



Seminole County Board of Adjustment  
April 28, 2008  
Case: BM2008-02 (Map 3055, Grid E5)  
Parcel No: 06-20-32-300-0060-0000

**Zoning**

-  BM2008-02
-  A-1
-  A-5



**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

Please provide the information as requested below in accordance with Ordinance No. 07- \_\_\_\_\_:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: <u>IBRAHIM NASSIM</u>	Name: _____
Address: <u>P.O. Box 1009 Geneva</u>	Address: _____
Phone #: <u>FL 32732</u>	Phone #: _____

Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: _____	Name of Corporation: _____
Officers: _____	Officers: _____
Address: _____	Address: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
Shareholders: _____	Shareholders: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	Beneficiaries: _____
Trustees: _____	Address: _____
Address: _____	_____

(Use additional sheets for more space.)

02-29-2008

To Seminole County

I am IBRAHIM NASSIM owner of property

in Geneva 3005 OSCEOLA RD

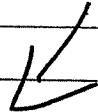
and do to my Demand AT my Sob

I give my son the OK TO Apply signs

any papers that need to be ok'd

by me my son Rami Nassim

for any ? Please call me at wor.



work # TCM = (407) 323-6494

home # 321-765-4305

Thank you  
and god bless

IBRAHIM NASSIM

X

**SEMINOLE COUNTY  
APPLICATION AND AFFIDAVIT**

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: Rami Nassim Name of Partnership: \_\_\_\_\_  
Principal: \_\_\_\_\_ Principal: \_\_\_\_\_  
Address: P.O. Box 1004 Geneva FL Address: \_\_\_\_\_  
(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: \_\_\_\_\_ Contract Vendee: \_\_\_\_\_  
Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

02-29-2008  
Date

[Signature]  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 29 day of Feb, 2008 by Rami

Ebrahim Nassim  
Patricia A. Elliott  
Signature of Notary Public



**Patricia A. Elliott**  
Commission # DD502877  
Expires April 29, 2010  
Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification ✓  
Type of Identification Produced FL DL

**For Use by Planning & Development Staff**

Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

The logo for J&S HOMES MOBILE HOME SERVICE INC. is presented in a stylized, oval-shaped frame. The text "J&S" is prominently displayed in a large, bold, serif font at the top. Below it, the word "HOMES" is written in a similar bold, serif font. Underneath "HOMES", the words "MOBILE HOME SERVICE INC." are written in a smaller, all-caps, sans-serif font. The entire logo is set against a background of horizontal lines, giving it a sense of motion or a modern, industrial feel.

**State License # IH0000165**

ASK for Bruce

**J&S Responsible**

**Customer Responsible**

N/A

**Skirting (Blocks / Stucco / Vinyl / Metal / Other)**

Room Addition(s) (Size: \_\_\_\_\_)

Screen Room(s) (Size: )

Shed(s) (Walls: \_\_\_\_\_, Size: \_\_\_\_\_)

Carport(s) (Size: \_\_\_\_\_ )

**Steps (Wood / Fiberglass / Metal / Concrete / Other)**

### Trim & Carpet

## Roof --Shingle

## Exterior Siding-- Vinyl Lap

## Install Wheels and Axles

( Axle Size: \_\_\_\_\_ # of Axles: \_\_\_\_\_ )

## Install hitch

## Transport

## Home

## Heavy Equipment needed to remove home

## Heavy Equipment needed to park home

### Steps (Transport only, no setup)

**A/C unit (Transport only, no setup)**

**Shed (Transport only, no setup)**

**Carports / Awnings (Transport only, no setup)**

### Skirting (Transport only, no setup)

Plastic	Customer Initial
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	<u>J&amp;S Responsible</u>	<u>Customer Responsible</u>
		<u>N/A</u>
<b>Setup</b>		
Block	<u>X</u>	—
Tie down	<u>X</u>	—
Roof	<u>X</u>	—
Exterior Siding	—	<u>X</u>
Trim & Carpet	—	<u>X</u>
Plumb**	<u>X</u>	—
Pull Permits	<u>X</u>	—

**Any lot cleanup required by the Mobile Home Park or private property owner is the responsibility of the customer.**

\*There may be some cracks and breaks with drywall, paneling, tile, wood floors, and sometimes glass, due to the flexing of the mobile home, especially older homes. J&S is not responsible for this; however we take all precautions to keep these cracks and breaks to a minimum.

\*\*If J&S is responsible for the plumbing, the sewer and water connections need to be found and stubbed up. We will connect the sewer up to 20 ft from the home and 30 ft for the water.

#### Notes

PRICE ALSO INCLUDES \$250 FOR SPREADING THE EXITING DIRT WHERE THE MOBILE HOME IS GOING.

NOT INCLUDED IN THE PRICE ARE THE FOLLOWING THINGS NEEDED FOR A FINAL INSPECTION:

ELECTRIC SERVICE: \$1,500 TO \$2,500

A/C HOOKUP: \$700 TO \$1,500

SKIRTING: \$950 TO \$1,150

NEW FIBERGLASS STEPS WITH RAILS: \$675 TO \$900

THE INTERIOR TRIM AND CARPET AND THE EXTERIOR CLOSEUP CAN ALSO BE DONE BY J&S, BUT UNTIL HOME IS SET, CANNOT GIVE AN ESTIMATE.

Total Price: \$5,500.00

This (does / does) not include any permit fees and does not include any impact fees.

\$ 1,250.00 DOWN PAYMENT NEEDS TO BE MADE UP FRONT FOR MATERIALS, SCHEDULING,

AND OTHER EXPENSES, \$                      CASH PAYMENT NEEDS TO BE MADE UPON THE

ARRIVAL OF THE HOME, AND THE REMAINING \$                      DUE UPON THE

~~COMPLETION OF THE JOB.~~

\*3,000.00 WHEN J&S Homes SHOWS UP TO SET THE HOME  
REMAINING BALANCE ONCE HOME IS COMPLETE.

\_\_\_\_\_  
Customer

  
\_\_\_\_\_  
Owner, J&S Homes

05-05-08

cell# 321-696-5699

To The Board of adjustment

I here by Rami Nassim on 05-05-08

On behalf of my father IBRAHIM Nassim and family with all rights Asking you the Board to give us the chance to "Start our lives again"

By reconsidering and to give us at this time the least of five years the OK for the mobile home placement because only of our these circumstances:

1. The lost of our Dream home Due To Construction fraud.

2. The \$ 30,000 we still paying The Bank Due also to the construction fraud.

We have got nothing not even a cent from this fraud but insted we are paying the price for someone else's dishonesty.

So please I ask you call again to help At any rate now!

I Tell you we have the septic tank good to go from before years ago and Kunning was

yes. and yes this is an old mobile home but just like an old car it needs just a few up grades and then it be comes like new again.



amazingly ~~it~~ lived Throughout all the big hurricanes we had in the past and most recent

1. It has center AC - good to go
2. It has ~~Double~~ Double wooded frame outside frame not many has that
3. last but not least it comes from a clean ~~family~~ <sup>family</sup>

This is Bruce the man who will be 2nd S homes

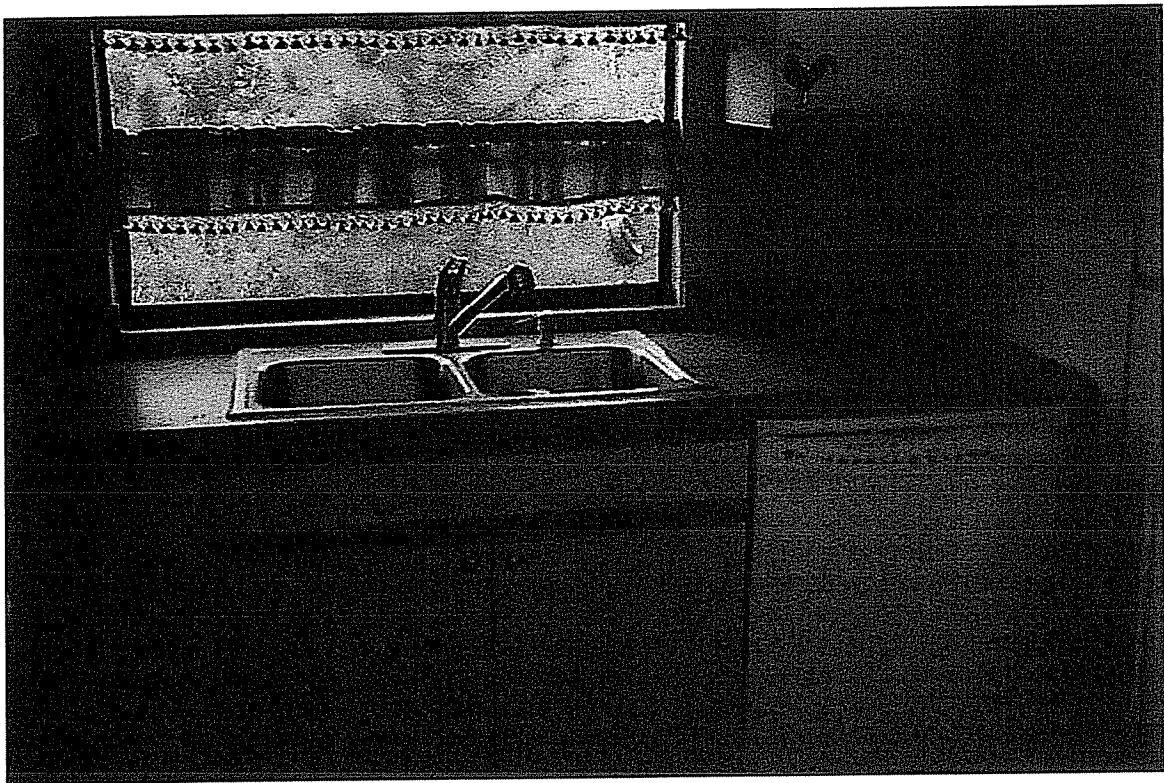
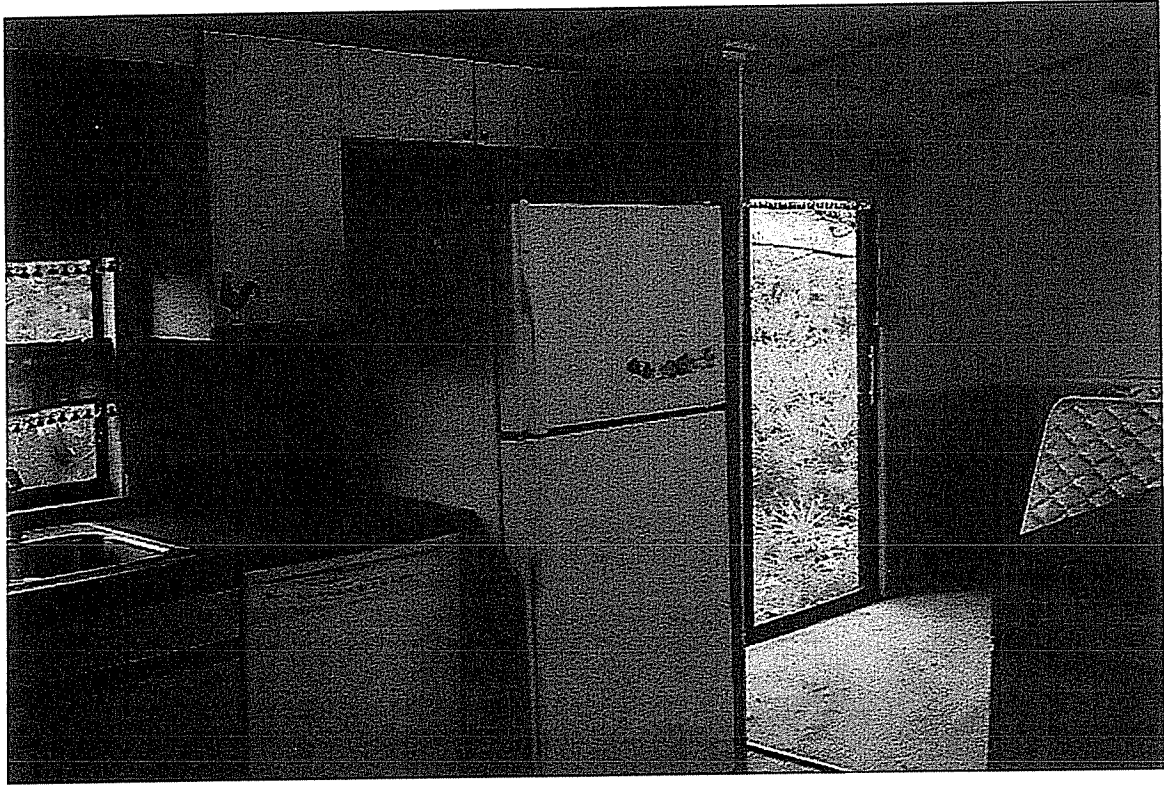
Setting it up for us when or if you give us the ok if you have any? You always Ask him for more info.

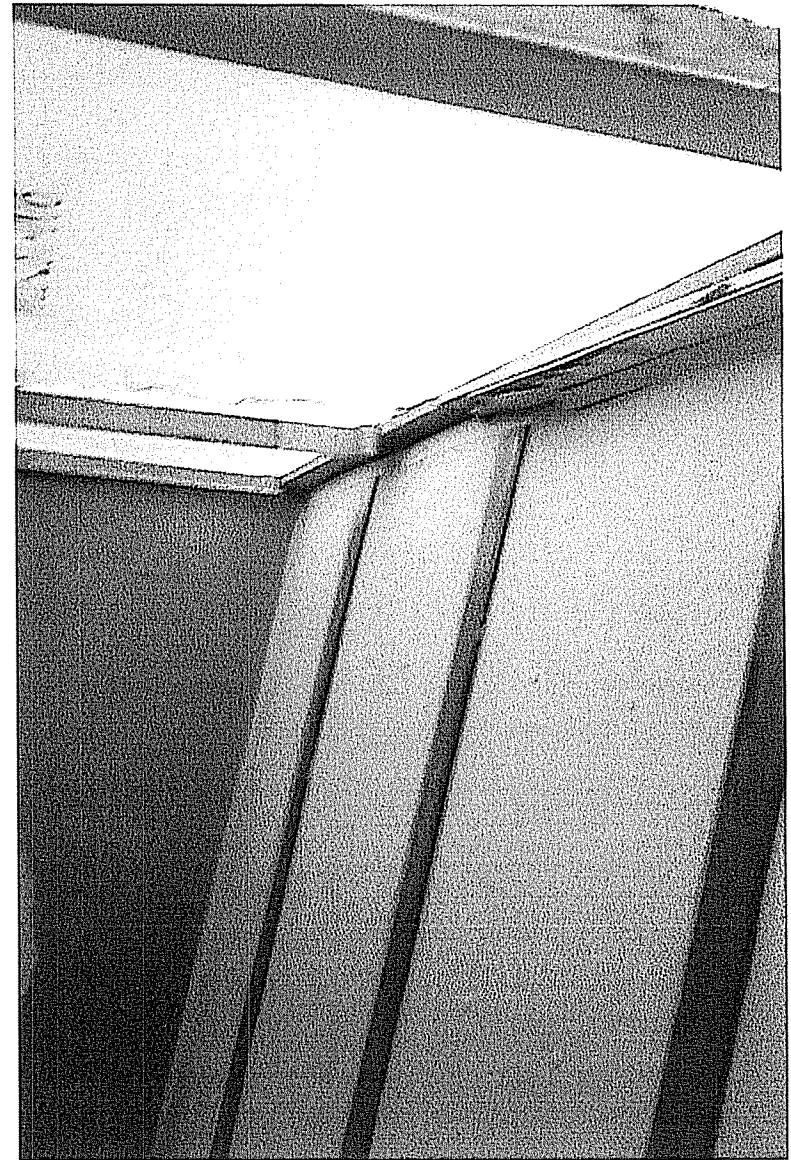
# (407) 281-8339

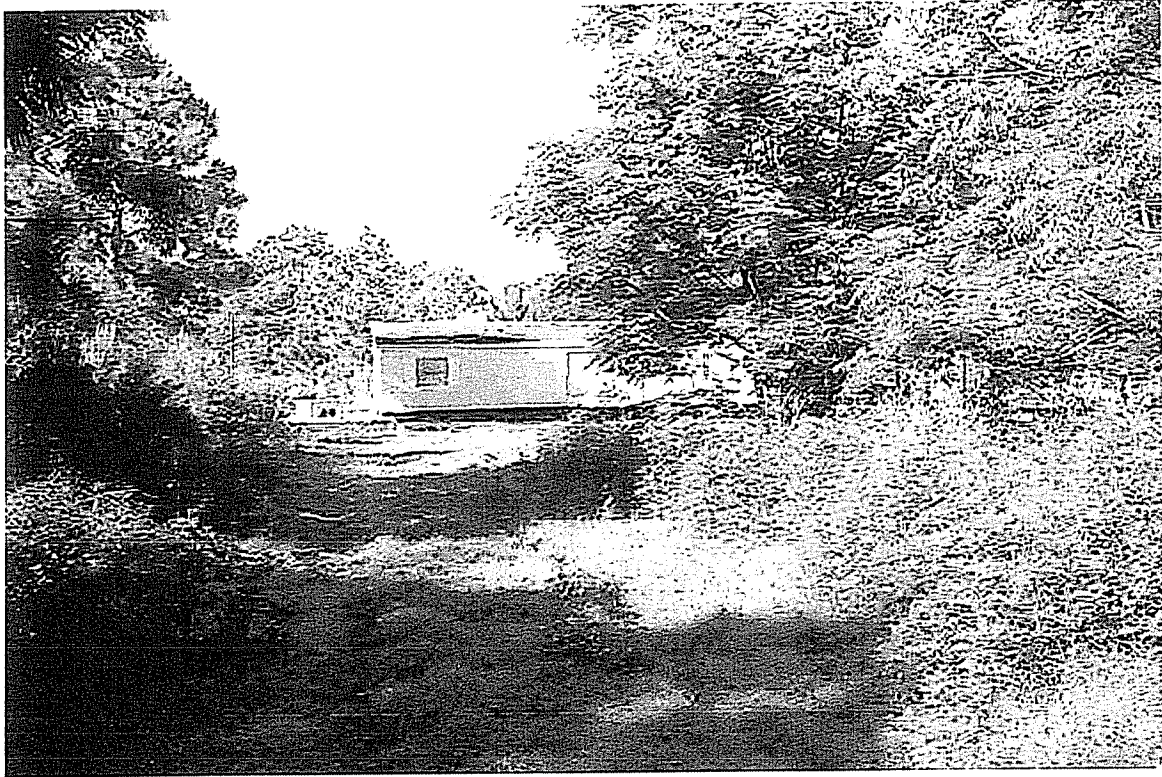
Thank you  
for letting us come back to try to work with us on ~~this~~ matter.

Thank you  
and god Bless  
Rami Wass!

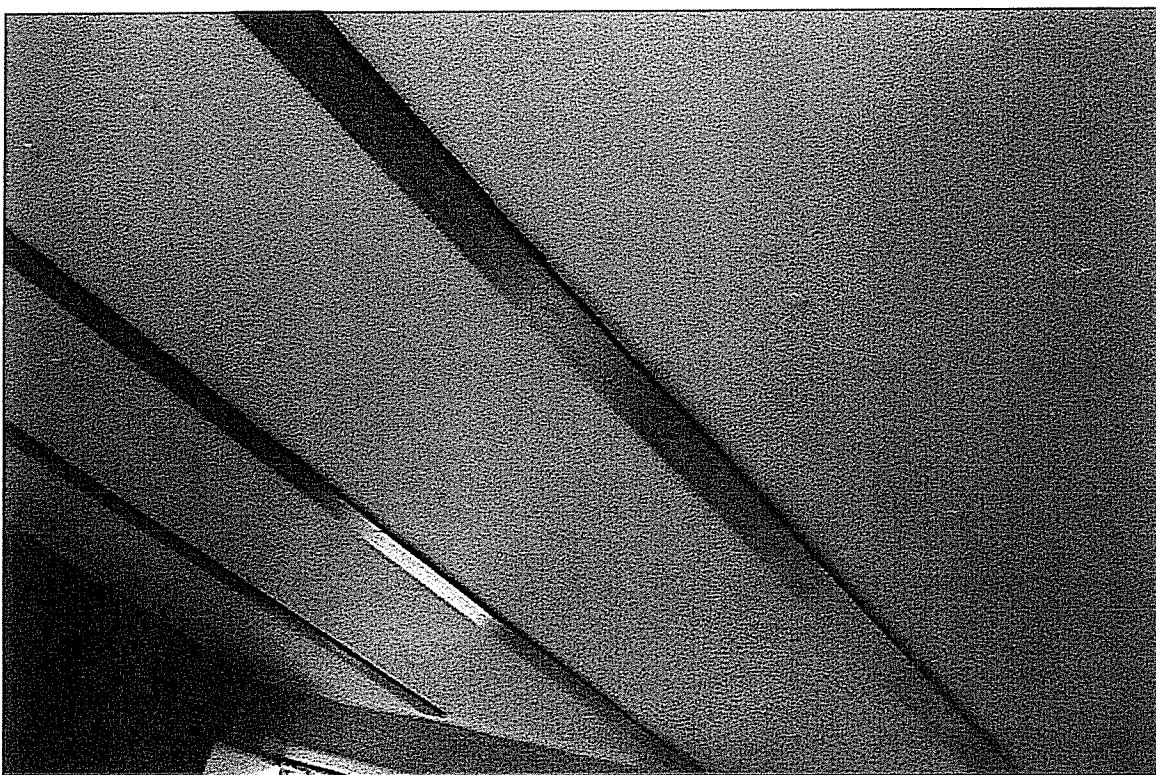
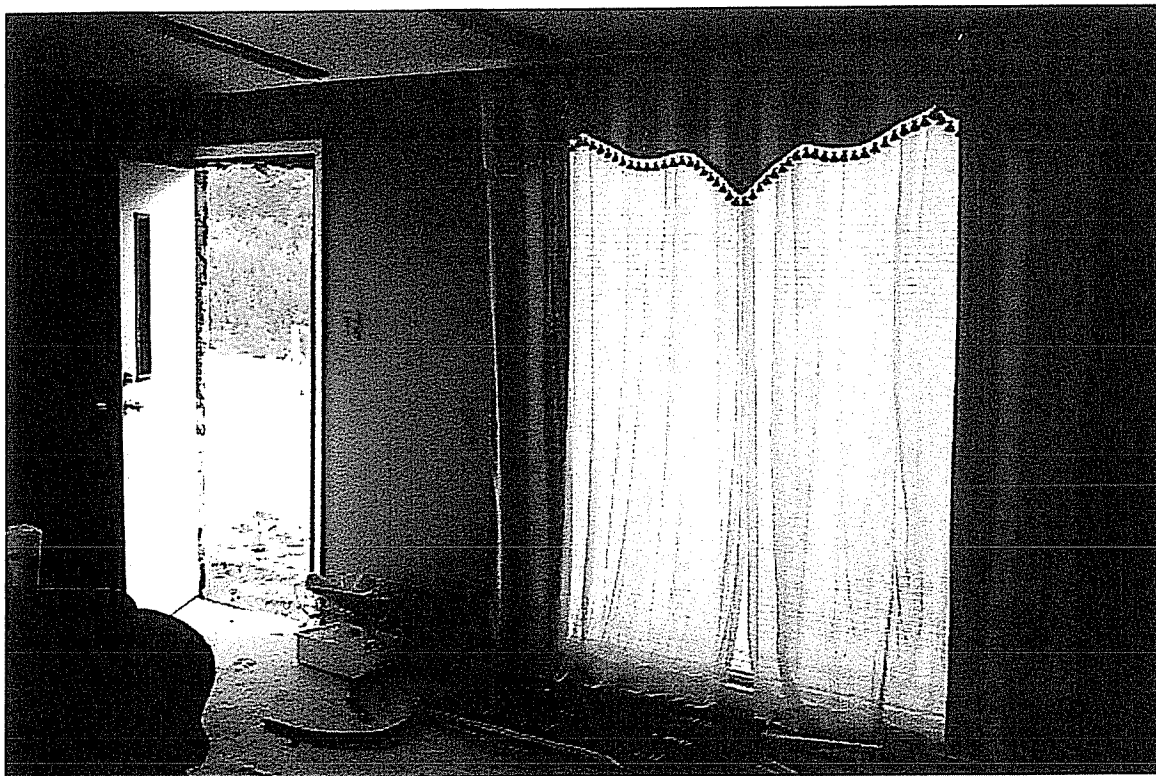
Note: Just gas alone Today is making us  
to reconsider changing our long term jobs  
to a closer location because now we drive  
about 20 <sup>miles</sup> a day each just to go to  
work ~~take~~ instead of 30 <sup>miles</sup> which could  
save <sup>us</sup> money to get around that bank money the <sup>39,000</sup>  
living AT Geneva in the mobile home location could  
do just that.

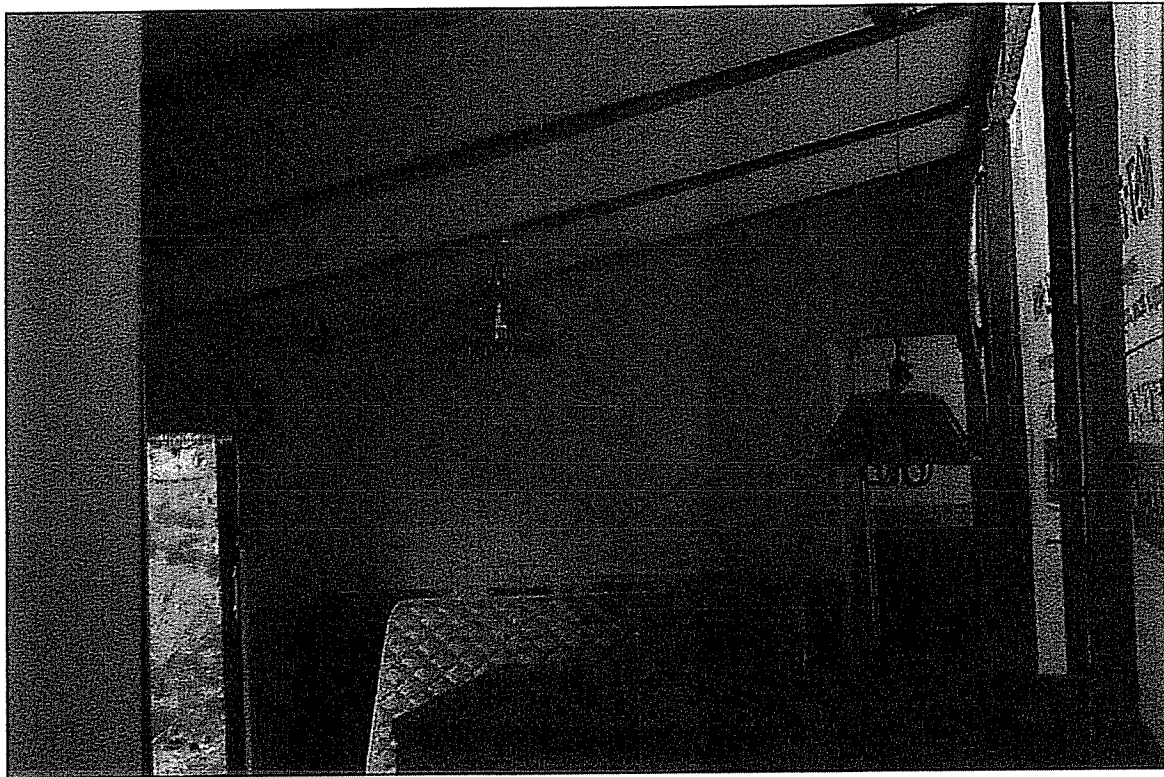


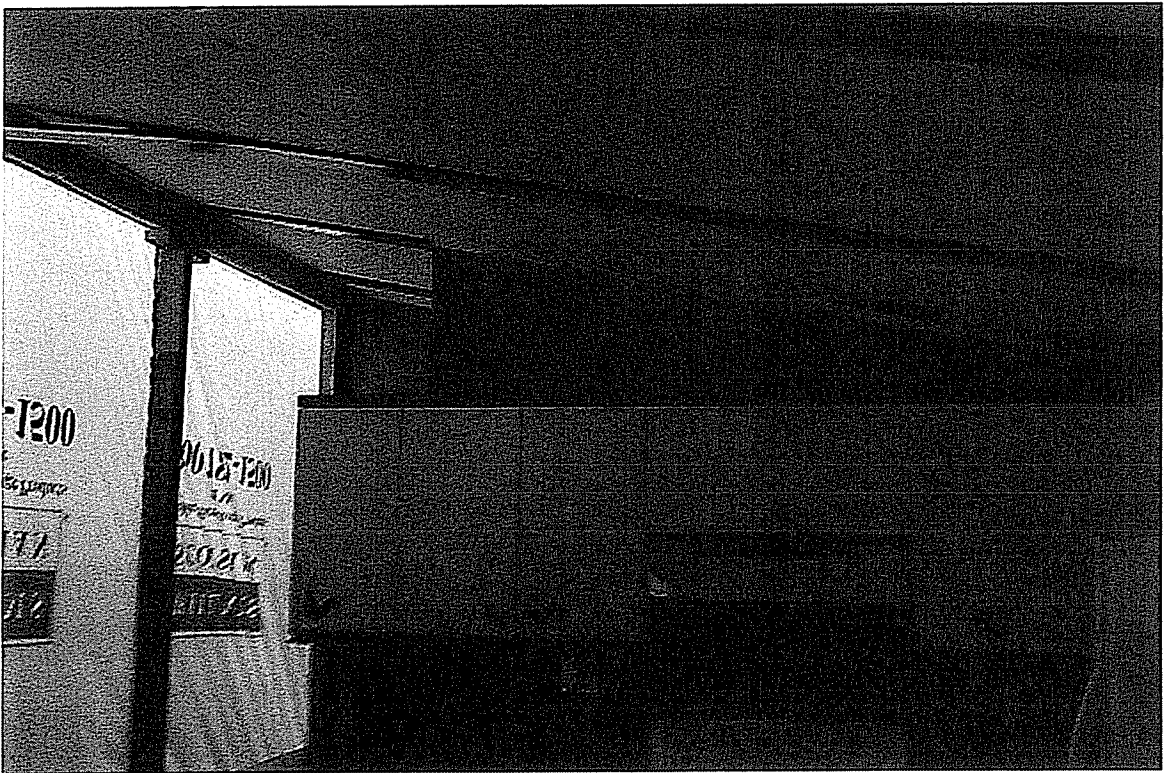
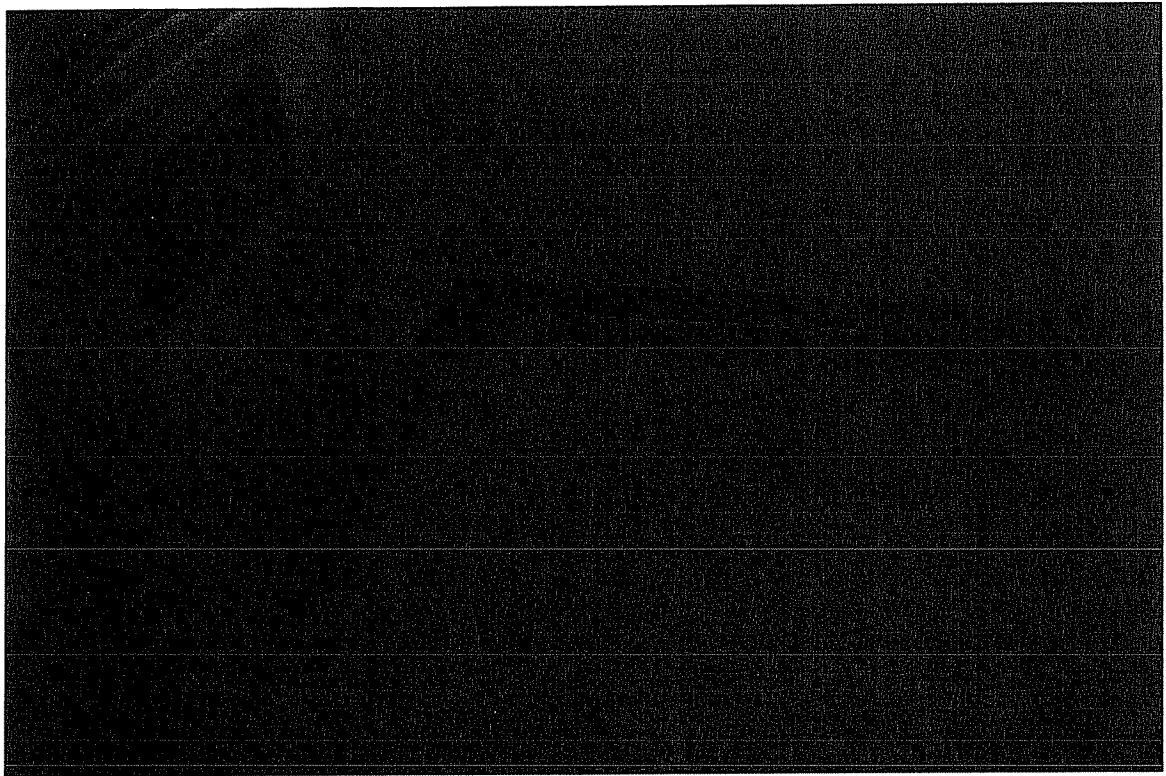




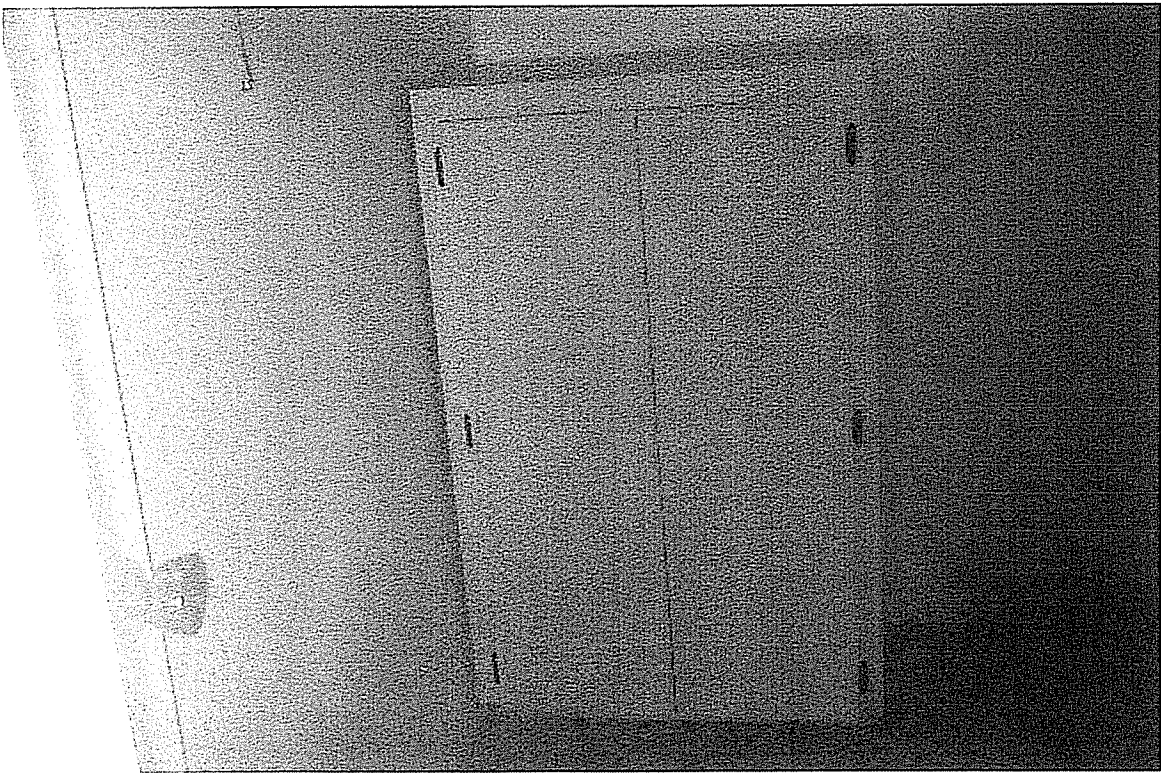
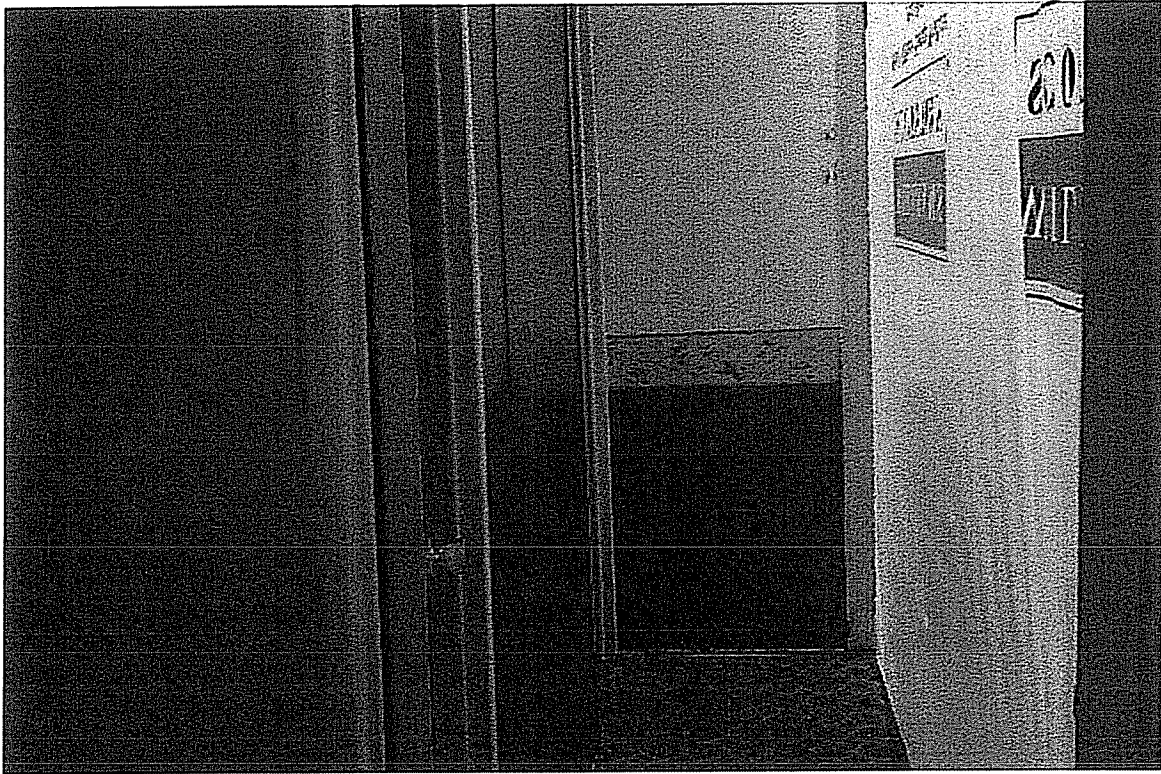




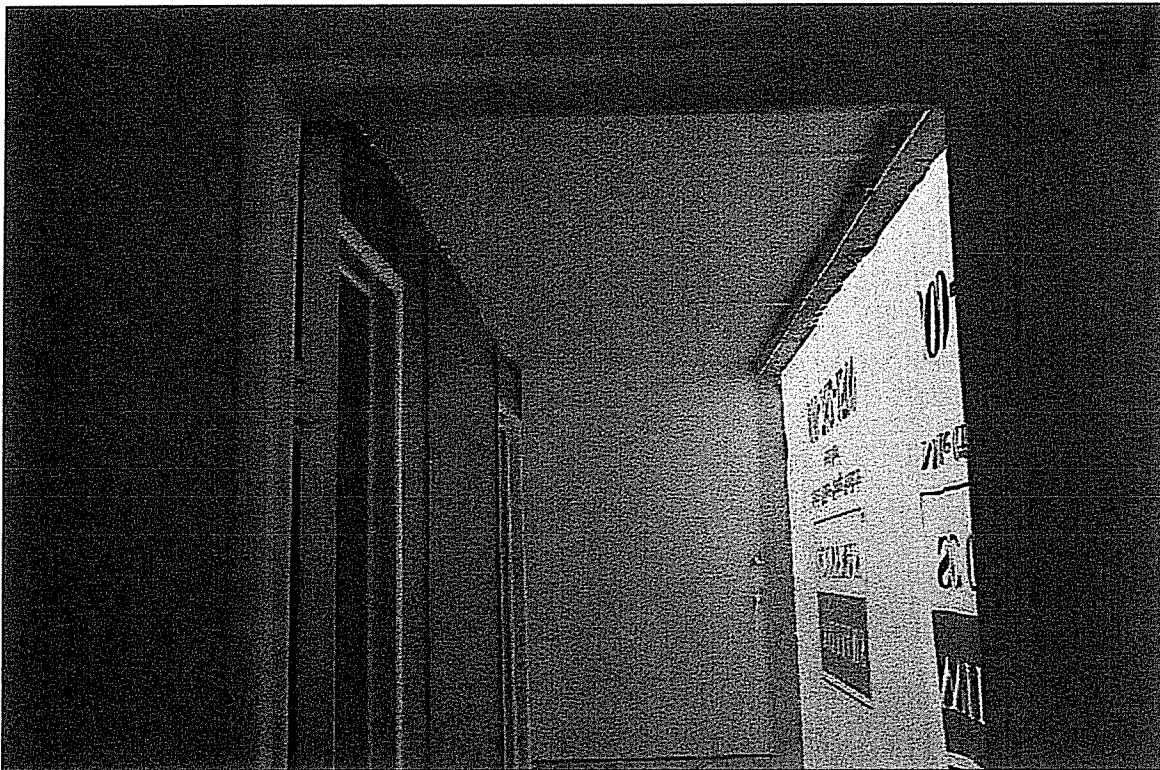


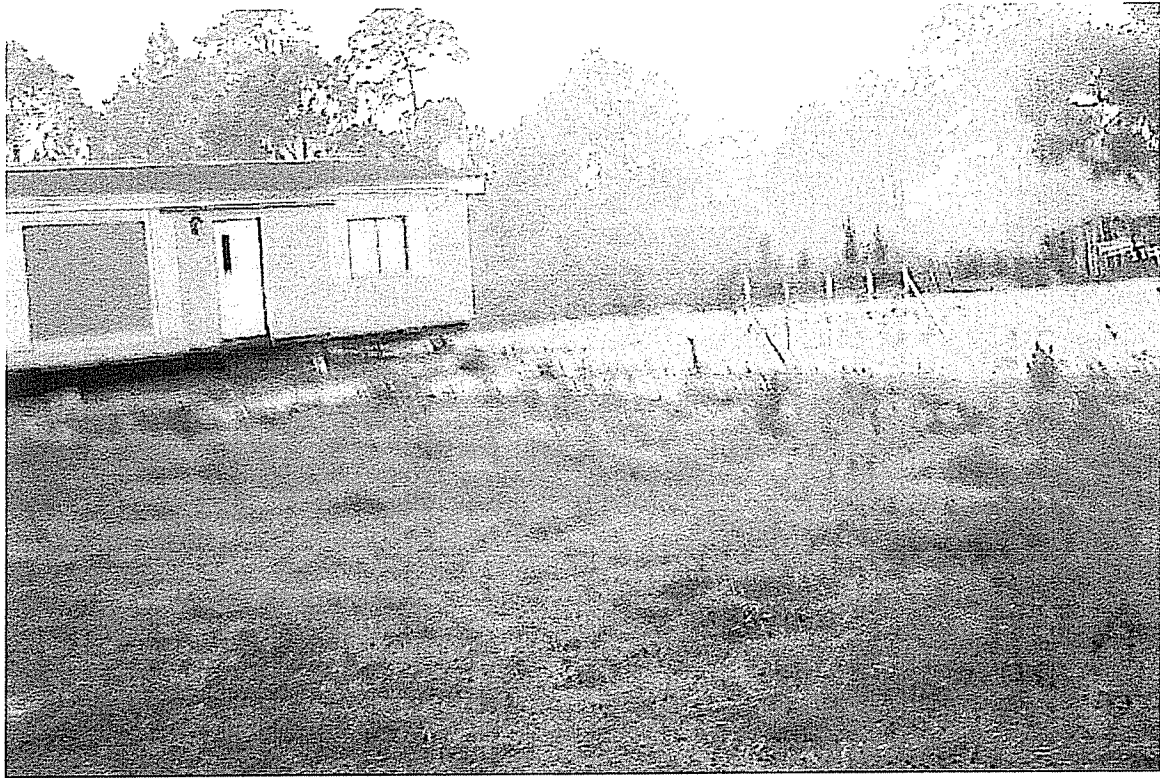












DR012 02 **DEVELOPMENT HISTORY DISPLAY** 2/29/08 16:03:00

**FILE #:** BA97-4-12TE **APPL:** IBRAHIM, NASSIEM

**SEC:** 06 **TWP:** 20 **RNG:** 32 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**

**DEVELOPMENT NAME:** MH-IBRAHIM, NASSIEM

**LOC:** NW CORNER OF COCHRAN TRAIL AND SR-46.

**IC#** **#1:** **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

**1** **#1:** 6 **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

**REQUEST DESCRIPTION:**

RENEWAL OF AN EXISTING MOBILE HOME.

**ACTION:** APPROVED FOR 10 YEARS.

**DATE:** 042897

**REMARKS:**

**CMD 1** - End Job **CMD 2** - Go to Search Prompt **HELP** - SCREEN AID

**FILE #:** BA96-4-22TE **APPL:** NASSIEM, IBRAHIM H.

**SEC:** 06 **TWP:** 20 **RNG:** 32 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**

**DEVELOPMENT NAME:** MH-NASSIEM, IBRAHIM H.

**LOC:** N SIDE OF SR-46 AND 3/8 MILE E OF OSCEOLA ROAD.

**LOT #1:** **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

**I #1:** 6 **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

**REQUEST DESCRIPTION:**

TO PLACE A MOBILE HOME.

**ACTION:** APPROVED FOR 2 YEARS.

**DATE:** 042296

**REMARKS:**

**CMD 1** - End Job **CMD 2** - Go to Search Prompt **HELP** - SCREEN AID